018.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,061,700 / 1,061,700
					USE VALUE:	1,061,700 / 1,061,700
					ASSESSED:	1,061,700 / 1,061,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSI ROBERT V/HOLLY L
Owner 2:	
Owner 3:	
Street 1:	27 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER NOLAN H -
Owner 2:	LACEY ELIZABETH -
Street 1:	27 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,790 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 2537 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5790.000	557,100		504,600	1,061,700
Total Card	0.133	557,100		504,600	1,061,700
Total Parcel	0.133	557,100		504,600	1,061,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.49 | /Parcel: 418.4

Legal Description

User Acct 12925

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/05/09

!1540!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	557,100	0	5,790.	504,600	1,061,700	1,061,700	Year End Roll	12/18/2019
2019	101	FV	410,200	0	5,790.	653,100	1,063,300	1,063,300	Year End Roll	1/3/2019
2018	101	FV	410,200	0	5,790.	415,600	825,800	825,800	Year End Roll	12/20/2017
2017	101	FV	410,200	0	5,790.	380,000	790,200	790,200	Year End Roll	1/3/2017
2016	101	FV	410,200	0	5,790.	308,700	718,900	718,900	Year End	1/4/2016
2015	101	FV	394,400	0	5,790.	308,700	703,100	703,100	Year End Roll	12/11/2014
2014	101	FV	394,400	0	5,790.	281,400	675,800	675,800	Year End Roll	12/16/2013
2013	101	FV	394,400	0	5,790.	267,800	662,200	662,200		12/13/2012

PRINT

Date	Time
12/10/20	17:07:18

LAST REV

Date	Time
10/23/19	15:48:52
danam	
1540	

USER DEFINED

Prior Id # 1:	12925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER NOLAN H	1370-29		6/19/2009		689,000	No	No		
ONEILL BRIAN/WI	1258-141		9/26/2002		530,000	No	No		
	1069-38		5/1/1990		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2017	354	Addition	163,087	O				rear addition
10/19/2015	1587	Solar Pa	17,000					
6/24/2009	517	Redo Kit	10,112					
5/9/2006	354	Manual	8,000	C				RE-BUILD REAR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2017	Permit Visit	DGM	D Mann
5/5/2009	Measured	372	PATRIOT
12/16/2002	MLS	MM	Mary M
10/27/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5790		Sq. Ft.	Site		0	85.	1.03	2									504,646						504,600	

Total AC/HA: 0.13292 | Total SF/SM: 5790 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 504,646 | Spl Credit | Total: 504,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13231504
Const Adj.:	1.00989902
Adj $ / SQ:	142.940
Other Features:	119890
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583966
Depreciation:	26862
Depreciated Total:	557103

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

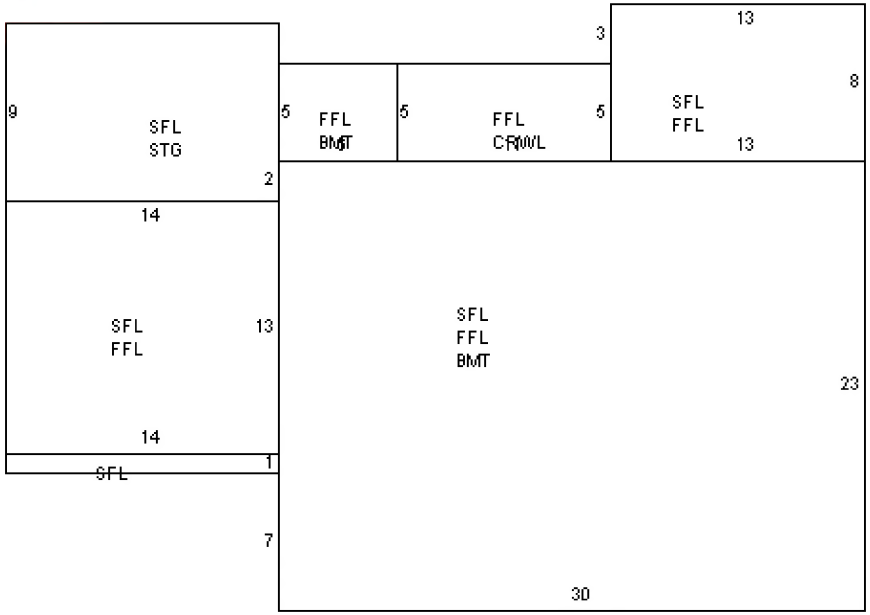
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.96
Special Features:	0	Val/Su Net:	180.99
Final Total:	557100	Val/Su SzAd	255.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,116	142.940	159,522
FFL	First Floor	1,061	142.940	151,660
BMT	Basement	720	68.610	49,400
STG	Storage	126	7.660	965
CRWL	Crawl Space	55	21.440	1,179

Net Sketched Area:	3,078	Total:	
Size Ad	2177	Gross Are	3876	FinArea	2537
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	